IMPROVING COMMUNITIES IN OREGON

CONTACT US

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PEOPLE-FIRST PROPERTY MANAGEMENT & WORKFORCE DEVELOPMENT

EVOLVE PROPERTY MANAGEMENT

Evolve provides training, internships and opportunities for low-income individuals and families while providing exceptional services in property management to the community. We are different in our style of managing affordable and market rate housing and commercial properties in Oregon.
WHY WE ARE DIFFERENT

We prioritize a people-first approach; that every action we take is an opportunity for new leadership development.

TRAINING OVERVIEW
Evolve provides a real-world training platform enabling low-income individuals and communities of color to pursue careers in property management, a growing industry in Oregon and pathway to growth and personal development.

LONG STANDING EMPLOYEES
Evolve is led by a talented board of directors, young and driven leaders and long standing, dedicated employees. The leaders and team Evolve bring a deep commitment to equity and job creation in Oregon and the Pacific Northwest.

ADAPTIVE SERVICES
Evolve’s flexible services are tailored to meet the needs of tenants and property owners in diverse rural and urban communities. With expertise in affordable housing management, our services are designed to adapt to your needs.

HELPING PEOPLE STAY IN THEIR HOMES
Our commitment to the community is to help individuals and families stay and thrive in their homes. We are proud of our low eviction rates and exceptional compliance performance standards that allow us to focus on making sure tenants and property owners have the services they need.

OUR SERVICES
WE ADAPT TO YOUR NEEDS

MANAGEMENT
MAINTENANCE AND REPAIRS
UTILITIES AND SERVICES
STAFF TRAINING
DAY TO DAY GENERAL DUTIES
CONTRACT ENFORCEMENT
POLICY ENFORCEMENT
INSPECTION OF UNITS
MARKETING

OWNERS
INVESTOR/OWNER
COMMUNICATIONS
MANAGEMENT PLANNING
PERSONNEL PLANNING
FINANCIAL STEWARDSHIP
OPERATIONAL STEWARDSHIP
CAPITAL NEEDS ASSESSMENT

RESIDENT
RELATIONS MANAGEMENT
RESIDENT SERVICES REFERRAL
CONFLICT RESOLUTION
RENT COLLECTIONS
LEASING

REPORTING
COMPLIANCE MANAGEMENT
RECORDS MANAGEMENT
FINANCIAL REPORTING
OPERATIONAL ACCOUNTING
OPERATIONAL BUDGETING
Evolve is proud to report that only 1 eviction occurred in 2016. This is due to our people first approach to keeping people in their homes.

**Evolve’s Portfolio Performance**

- **Economic Occupancy Rate**: 102% (Evolve) 95% (Industry in Oregon)
- **Physical Occupancy Rate**: 99% (Evolve) 95% (Industry in Oregon)
- **Operating Expense Per Unit Per Year**: $5,100 (Evolve) $5,800 (Industry in Oregon)
- **Debt Coverage Ratio**: 2.3 (Evolve) 1.1 (Industry in Oregon)
- **Work Order Completion in Days**: 2.25 (Evolve) 5 (Industry in Oregon)

*Numbers are from 2016 reportings.*
COMMUNITY INVESTMENT

Evolve prioritizes the advancement of people of color and low-income communities in the property management industry. We offer various work-shops in property management to facilitate the opportunity for individuals to grow their career options in support of themselves and their families.

JUAN VENEYEGAS

A success from Evolve’s Training Program, Juan has grown from a resident in Farmworker Housing into our longest standing property manager overseeing our largest properties.